

EXHIBIT A

USA Capital

First Trust Deed Investment

Borrower: **Bundy Canyon Land Development, LLC**
The borrower is a joint venture between USA Investment Partners, Chris Pederson, and Kevin Everett.

Loan Amount: \$1,050,000

Rate: 12.5% (net)

Maturity: 6 months

The Project: The loan is for the acquisition of approximately 7 acres of land on Bundy Canyon Road, which is a major arterial connector between Interstate 215 and Interstate 15 in Wildomar in the county of Riverside, California. Wildomar is adjacent to Murietta.

The subject 7 acres are planned for approximately 27 lots at an average of 7,200 square feet with a minimum lot width of 60 feet. Homes are anticipated to be sold for \$400,000 and up. The site will be master planned with contiguous development parcels to insure a desirable look and feel for the area.

Collateral: First Trust Deed on approximately 7 acres of property to be developed into approximately 27 lots. An appraisal has been engaged.

Loan to Value: Approximately 39% of the sell out price for the approved mapped lots.

Guarantees: The loan will be guaranteed by the principals of the borrower - Tom Hantges and Joe Milanowski. The principals in the transaction have a combined net worth in excess of \$100 million as of 12-31-04.

USA Capital
702-734-2400

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USA Commercial Mortgage Company 4484 S. Pecos Rd, Las Vegas NV 89121
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